

FARMER ROAD VINEYARD



9405 Farmer Road
Rickreall, Oregon

45 acres

\$1,425,000



ESTATE PROPERTIES
VINEYARDS + COUNTRY LIVING

A DIVISION OF BERKSHIRE HATHAWAY HOMESERVICES NORTHWEST REAL ESTATE

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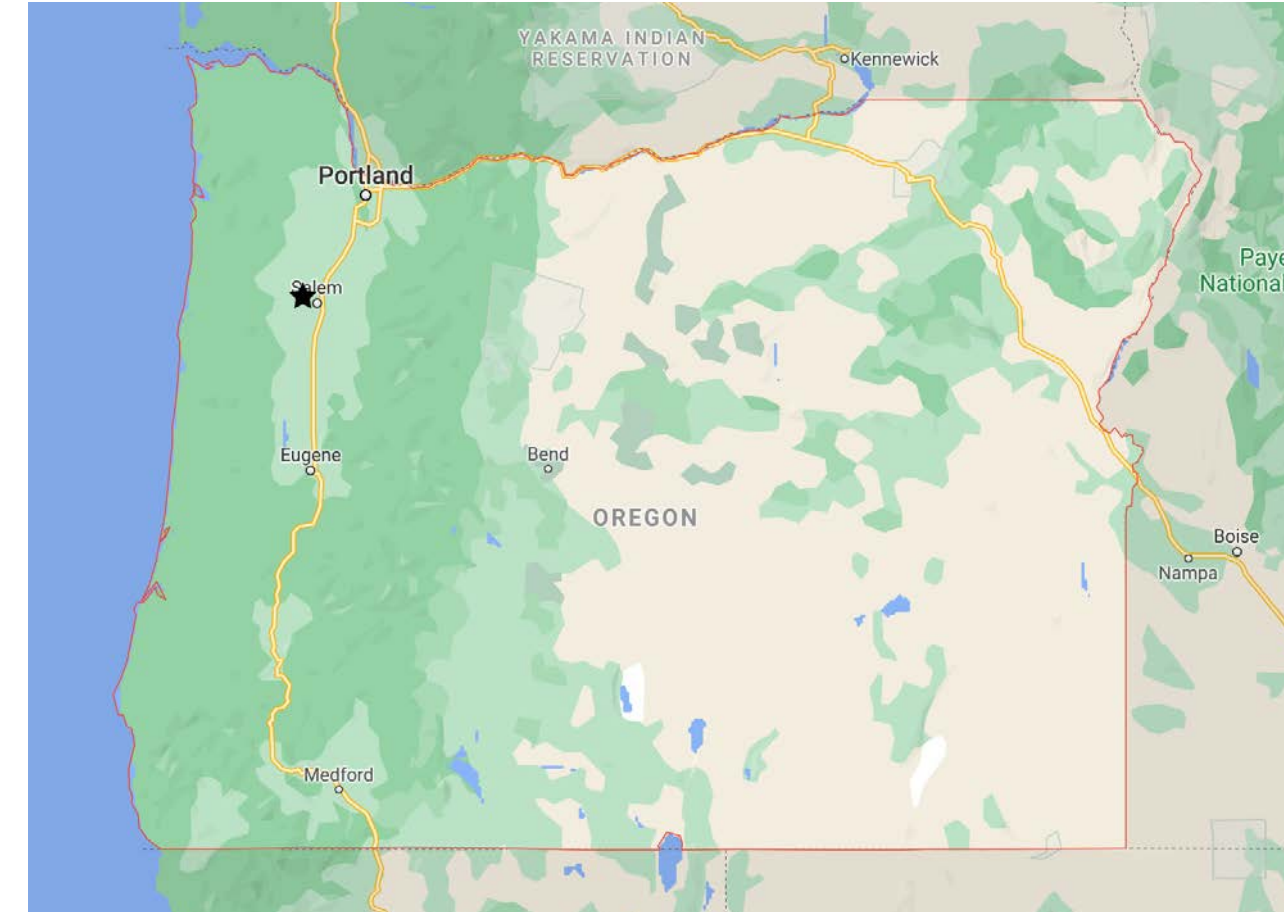
OVERVIEW

Nestled in the heart of the Willamette Valley's premiere wine country, lies Farmer Road Vineyard with just under 40 acres of mature Pinot Noir and Chardonnay.

Farmer Road is centrally located along Highway 99W, between the towns of McMinnville and Monmouth and just west of Salem. This beautiful vineyard is sited within the world-renowned Willamette Valley American Viticultural Area, nestled in the new Van Duzer Corridor AVA and sitting just west of the Eola-Amity Hills AVA. Farmer Road Vineyard is nourished by a unique silt loam soil profile consisting primarily of Woodburn silt loam. The gentle rolling sloped topography offers some south-facing exposure with good air movement.

Farmer Road Vineyard is planted to just under 12 acres of Chardonnay and just over 25 acres of Pinot Noir. The newest blocks of Chardonnay are planted to 101-14 Rootstock while the newest blocks of Pinot Noir are planted to 3309C Rootstock. Chardonnay clones include CH108 and CH96 while the Pinot Noir clones include 777, 115, and Pommard.

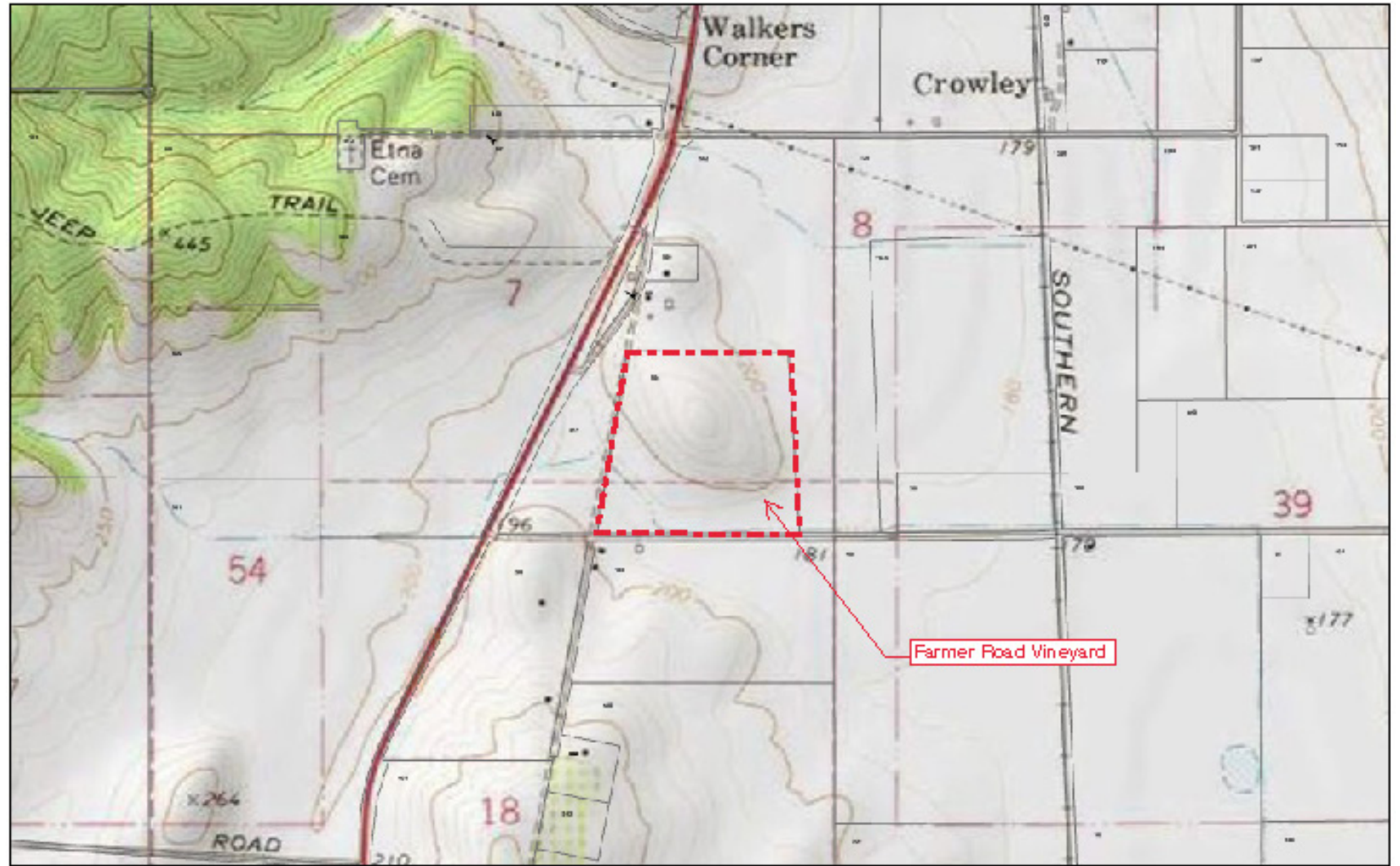
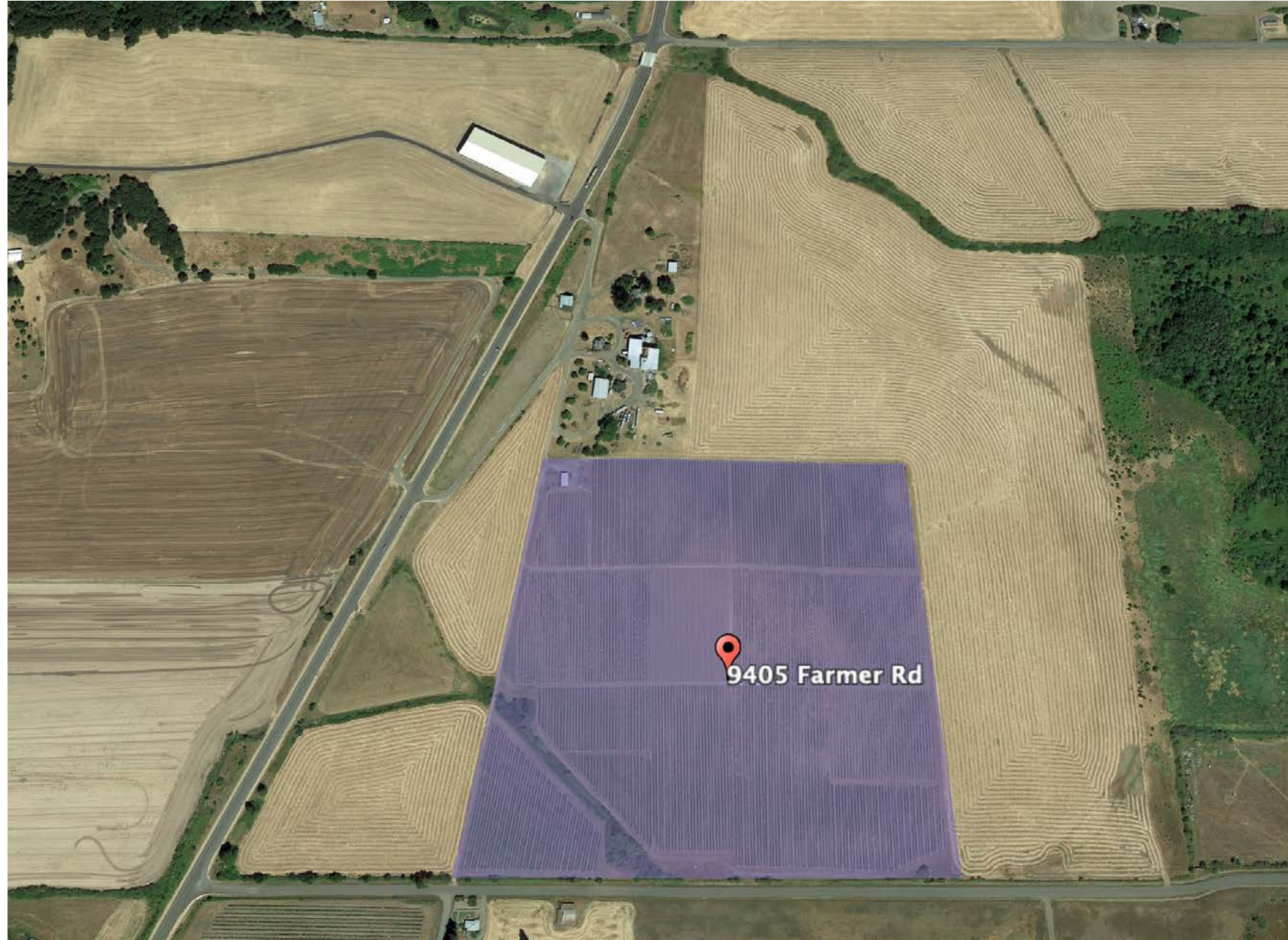
This is your chance to be a part of the renowned Willamette Valley wine region. Don't let this opportunity pass you by.



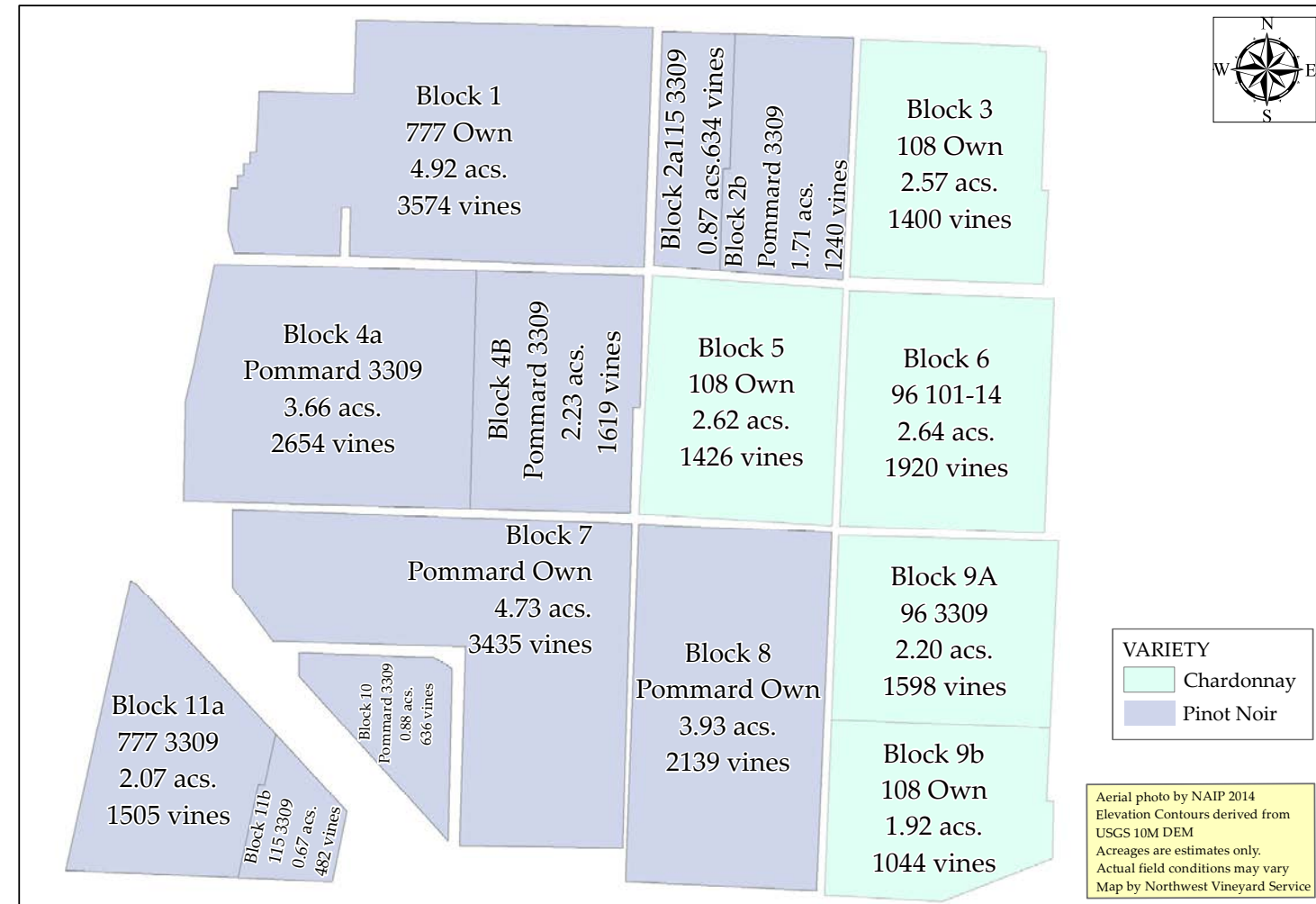
Distances to Town

Salem – 15 Minutes
Portland – 1 Hour
Tri-Cities – 4 Hours, 30 Minutes

Seattle – 3 Hours, 45 Minutes
Medford – 3 Hours, 45 Minutes

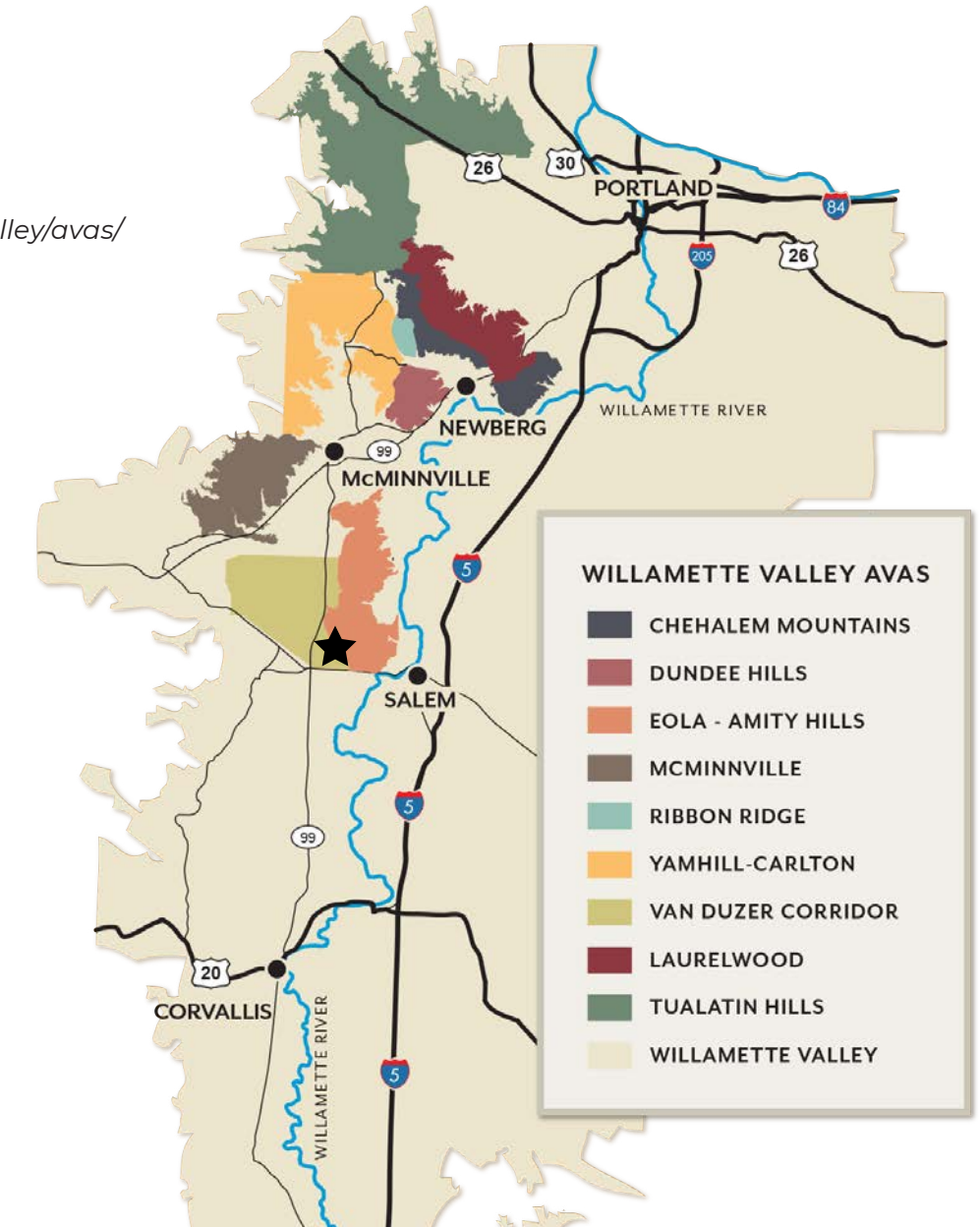


BLOCK MAP



AVA MAP

Map from willamettewines.com/about-the-valley/avas/



PHOTOS













SOILS

Polk County, Oregon (OR 053)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Amity silt loam	0.5	1.0%
6A	Bashaw silty clay loam, 0 to 3 percent slopes	4.5	10.1%
15C	Chehulpum silt loam, 3 to 12 percent slopes	2.1	4.8%
25	Dayton silt loam	1.7	3.8%
67D	Steiwer silt loam, 12 to 20 percent slopes	4.8	10.6%
75C	Willamette silt loam, 3 to 12 percent slopes	1.8	4.1%
77C	Woodburn silt loam, 3 to 12 percent slipes	22.1	49.2%
77D	Woodburn silt loam, 12 to 20 percent slopes	7.3	16.4%
Totals for Area of Interest		44.8	100.0%

This image serves to approximate as the mapping scale has been enlarged. Buyer must perform own due diligence.





Kendall Vasek and Brett Veatch
Real Estate's Vineyard Experts



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